



Application Number 001-MP-95

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Pennell Family Plat			
Plat/Site Number 001-MP-95		Plat Book - Page (if recorded) 160-23	
Owner/Applicant/Petitioner Name Deerfield Development Resources, LLC			
Address 1769 NE 33 ST		City POMPANO BEACH	State FL
		Zip 33064	
Phone 954-247-9309	Email chp@partridgeequities.com		
Agent for Owner/Applicant/Petitioner Leigh Robinson Kerr & Associates, Inc.		Contact Person Leigh R. Kerr	
Address 808 E. Las Olas Blvd. #104		City Ft. Lauderdale	State FL
		Zip 33301	
Phone 954-467-6308	Email Lkerr808@bellsouth.net		
Folio(s) 474331250010 and 474331050010			
Location East side of NE 1st St at/between/and Dixie Hwy Flyover and/of NE 4th Ct <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)	
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)	
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)	
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i>)	
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out <u>Business Notary</u> if needed)	

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Irregular (39 du/ac) Residential	Land Use Plan Designation(s) Irregular (39 du/ac) Residential
Zoning District(s) Planned Development District (PDD)	Zoning District(s) Planned Development District (PDD)

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Vacant			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mid-Rise	179 Units		

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

September 22, 2020
Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 22 day of September, 2020, who is personally known to me | has produced _____ as identification.



[Signature]
Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

GG941181
Serial Number (if applicable)

For Office Use Only

Application Type <u>Note Amendment</u>		
Application Date <u>12/2/2020</u>	Acceptance Date <u>12/4/2020</u>	Fee <u>\$1,990</u>
Comments Due <u>12/24/2020</u>	Report Due <u>1/7/2021</u>	CC Meeting Date <u>T.B.A.</u>
Adjacent City or Cities <u>None</u>		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans
<input checked="" type="checkbox"/> City Letter	<input checked="" type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input type="checkbox"/> Other:	<u>Questionnaire and SCAO Letter</u>	
<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Administrative Review	<input type="checkbox"/> Other:	
Received By <u>[Signature]</u>		

VISTA CLARA APARTMENTS AT DEERFIELD BEACH

PENNELL FAMILY PLAT

PLAT NOTE AMENDMENT NARRATIVE

The applicant proposes to develop an overall 8.4-acre site with a multi-family community known as Vista Clara Apartments at Deerfield Beach. The site is generally located on the east side of N.E. 1st Avenue between the Dixie Highway Flyover and N.E. 5th Street in the City of Deerfield Beach. The Vista Clara Apartments at Deerfield Beach project consists of a 6-story, 326-unit residential complex with an attached 4-story parking garage.

The overall development site is currently utilized as marina, vacant and residential. Five plats are encompassed within the site. Two plats do not require plat note amendments (Cosden & Bracknell (PB 6/PG 9), Riverview Terrace (PB 59/PG34)). Three plats do require plat note amendments (Antibes Development (PB 150/PG 11), Antibes Development II (PB 150/PG 26), Pennell Family (PB 160/P 23).

A summary of the three proposed plat note amendments is provided in Table 1. The plat note amendment requested for the Pennell Family is provided below:

1. Pennell Family Plat

The Pennell Family Plat is currently vacant. 179 mid-rise apartments are proposed on parcels A and B. The current and proposed plat note for the Pennell Family Plat is as follows:

Current plat note:

This plat is restricted to 11 garden apartments on Parcel A and 107 dry storage boat slips and a parking lot on Parcel B.

Proposed plat note:

This plat is restricted to 179 mid-rise dwelling units on Parcel A and Parcel B.

TABLE 1 VISTA CLARA APARTMENTS AT DEERFIELD BEACH – SUMMARY OF PROPOSED PLAT NOTE AMENDMENTS					
PLAT	EXISTING USES		CURRENT NOTE	PROPOSED USE	PROPOSED NOTE
	Use	SF/DUs			
Antibes Development (150/11)*	Vacant	n/a	This plat is restricted to commercial use	Parking Garage	This plat is restricted to ancillary parking garage.
Antibes Development II (150/26)*	Vacant	n/a	This plat is restricted to 7,800 SF Commercial use/No restaurants	Parking Garage	This plat is restricted to ancillary parking garage.
Pennell Family Plat (160/23)	Vacant	n/a	This plat is restricted to 11 garden apartments on Parcel A and 107 dry storage boat slips and a parking lot on Parcel B	178.91 units	This plat is restricted to 179 mid-rise dwelling units on Parcel A and Parcel B.

* Per pre-app meeting with County Staff, administrative approval will apply since the note changes do not result in an increased intensity.